

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON MAY 22, 2012, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY**

MEMBERS PRESENT

*Thomas Heaslip, Chairman
Anthony Spano
Mark Rinaldi
Nonie Reich
Marshall Donat
Kate Barnwell*

MEMBERS ABSENT

Raymond Kraus

Patrick Cleary, Planning Consultant to the Board, Frank Balbi, Assistant Civil Engineer were present tonight.

The Chairman opened the meeting with the Pledge of Allegiance.

COMMITTEE REPORTS

- Adopt minutes from April 24, 2012

Motion to adopt minutes from April 24, 2012 meeting made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 6-0.

- **PICA SUBDIVISION** – 5 Pinehurst Drive, Block 691, Lot 122 – 1st 180 Day Extension

Motion to grant a 180 Day Extension made by Nonie Reich, seconded by Marshall Donat. Vote carried 6-0.

- **PEPSICO, INC. – PROJECT RENEW** – 700 Anderson Hill Road, Block 651, Lot 1-7, 10, 11, 25 – 3rd Steep Slopes Permit Extension, 1st 2 Year Wetland Permit Extension

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt noted that the PepsiCo project has not started and they are requesting a 2nd Steep Slope Permit extension and a 2 year Wetland extension.

Motion to grant 3rd 180 Day extension for Steep Slope made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 6-0.

Motion to grant a 2 Year Wetland extension made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 6-0.

- **OLD ORCHARD STREET SUBDIVISION** – Old Orchard Street, Block 1011, Lot 11 – 2nd 180 Day Extension

Motion to grant a 2nd 180 Day extension made by Mark Rinaldi, seconded by Kate Barnwell. Vote carried 6-0.

- **MANHATTANVILLE COLLEGE – NEW DORMITORY** – 2900 Purchase Street, Block 631, Lot 5 – Wetland Permit Extension

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of a 2 Year extension for the Wetland Permit.

Motion to grant a 2 year extension made by Kate Barnwell, seconded by Mark Rinaldi. Vote carried 6-0.

1. **FRENCH SUBDIVISION** – Sunnyridge Road, Block 444, Lot 5 (6 Lot SD) – Final Subdivision Plat Review, SEQR Review, **Public Hearing (ADJOURNED TO JUNE MEETING)**

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 6-0.

Patrick Cleary noted that the applicant has been working with the engineering department on the storm water management and the engineering department has been working on a major storm water management project in the area. So no real progress has been made at this time.

Staff requested that the Public Hearing remain open so that the parties can continue to work together to improve stormwater management conditions in the areas surrounding the applicant's property.

Motion to continue the Public Hearing to June 26, 2012 made by Kate Barnwell, seconded by Marshall Donat. Vote carried 6-0.

2. **DIPAOLLO SUBDIVISION – WETLAND PERMIT** – 79 Westerleigh Road, Block 611, Lot 21 (2 Lots) – Preliminary Plat Review, SEQR Review, Wetland Permit Review, **Public Hearing**

Nonie Reich recused herself.

Seth Mandelbaum, Esq. with McCullough Goldberger & Staudt appeared before the Board on behalf of the applicant. Ted Malone with Redniss & Mead and Matt Pop Wetland Architect also were present.

A discussion regarding the suitable place for the infiltration system on the property took place. Also discussed was the plantings and the retaining wall in the wetland and buffer area.

Chris Reich an affected neighbor asked if he could have a full size plan. Mr. Reich also requested a copy of the wetland consultant's letter if it is public. He asked to see where the fill was going to be added.

Ted Malone explained the fill being brought in to the property.

Nonie Reich asked about the driveway onto Westerleigh Road and the elevation it is going to be. She discussed the resolution and the requests being carried through to the permit stage.

The Chairman noted that we will keep the Public Hearing open. Motion made by Kate Barnwell, seconded by Marshall Donat. Vote carried 5-0.

3. **PASSARELLA SUBDIVISION** – 8 Woodland Road, Block 1033, Lot 2 (2 thru 5) – Sketch Plan Review, SEQR Review

Kip Konigsberg, Esq. appeared before the Board on behalf of the application for a two lot subdivision and requested a Public Hearing be set for the next month.

Motion to schedule a Public Hearing for June 26, 2012 made by Nonie Reich, seconded by Kate Barnwell. Vote carried 6-0.

Motion to declare the Board Lead Agency made by Nonie Reich, seconded by Kate Barnwell. Vote carried 6-0.

4. **450 MAMARONECK AVENUE – PARKING LOT BRIDGES** – 450 Mamaroneck Avenue, Block 482, Lot 23 – Site Plan Review, Special Exception Use Permit, SEQR Review

Nick Ilic, Project Manager appeared before the Board on behalf of the application for a two level pedestrian bridge. He stated that they were not sure at this point if the bridges would enter into a lobby area or directly into a tenant space.

The Chairman said we don't have a problem with taking this to the next level but do you

plan go to the Architectural Review Board before the next meeting.

The potential elimination of parking spaces as a result of the construction of the bridges was discussed. Also discussed were materials, lighting, heating and cooling of the bridges.

Motion to schedule a Public Hearing for June 26, 2012 was made by Anthony Spano, seconded by Mark Rinaldi. Vote carried 6-0.

5. **RICHARD FLEISHMAN ASSOCIATES – GENERATOR** – 2 Manhattanville Road, Block 631, Lot 25 – Site Plan Review, Special Exception Use Permit, SEQR Review

Richard Fleishman appeared before the Board on behalf of the application for a new generator.

A discussion on the size of the existing and new generator took place.

Rick Parisi with MPFP, LLC Landscape Architect went over the placement of the new generator and the planting that are being proposed.

Frank Balbi asked for a storm water calculation because of the size of the generator.

Motion to schedule a Public Hearing made by Marshall Donat, seconded by Mark Rinaldi. Vote carried 6-0.

6. **ROBINSON RESIDENCE – 100 FOOT BUFFER** – 1 Sarosca Farm Lane, Block 951, Lot 12 – Site Plan Review, SEQR Review

Craig Studer, with Studer Design appeared before the Board on behalf of the work being proposed in the 100 foot buffer.

Mr. Robinson noted that it was his intent to make it look more natural that a row of evergreens. He asked the Board if they could approve the plan tonight since there is not screening and the house is very visible.

A discussion of the types of trees took place and if some could be switched out for pin oaks that are native to that area.

Mr. Studer asked if he could start the project because some of the larger trees could be hard to find. They will add oaks at the corner of the property and hand in a supplemental plan to staff.

Patrick Cleary stated that the Board can approve this with a supplemental plan submitted to staff for approval.

Motion to grant approval with a supplemental plan submitted to staff for approval made by Mark Rinaldi, seconded by Marshall Donat. Vote carried 6-0.

7. **SPANO BUILDING – CHANGE OF USE** – 197 Harrison Avenue, Block 134, Lot 29 (29-30) – Site Plan Review, Special Exception Use Permit

Anthony Spano recused himself from the application.

Pellegrino Orsini with Rino Architects appeared before the Board. He noted that they are applying for a Special Exception Use permit. The Board approved a Site Plan in January of 2012. The Town Board approved a zoning change and the Building Department did not inform the applicant about.

Patrick Cleary explained the rezoning of the area to the Board.

Motion to grant Special Exception Use permit made by Marshall Donat, seconded by Mark Rinaldi. Vote carried 5-0.

This Meeting was adjourned at 9:20 pm on a motion by Mark Rinaldi, seconded by Marshall Donat. Vote carried 6-0.

The next regular Board meeting is scheduled for June 26, 2012.

Rosemarie Cusumano, Secretary

Town Clerk's Office